

**Government of the District of Columbia**  
**ZONING COMMISSION**



**ZONING COMMISSION ORDER NO.866**  
**Case NO. 98-20m/97-3C**  
**(PUD Modification @ 828 Bellevue Street, N. E.)**  
**December 21, 1998**

At its monthly meeting, on December 14, 1998, the Zoning Commission for the District of Columbia authorized a public hearing for Case No. 98-20M/97-3C

Case No. 98-20M/97-3C is an application from Cemi-Ridgecrest, Inc. for a modification to a previously approved planned unit development (PUD) for Lot 125 in Square 6159.

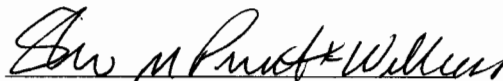
The proposed PUD site is a 96 acre improved parcel of land fronting along the cul-de-sac where Bellevue Street near the southeastern boundary line of the city (Southern Avenue) located at 828 Bellevue Street, S.E. The site is situated at the top of a hill, and its topography slopes steeply from the north to the south. It is zoned R-5-A,

ANC - 8E

By Zoning Commission Order No. 829, Zoning Commission granted approval for the construction of 141 townhouses as well as a Community Center on the PUD site. Most of the approved site is currently under construction and is being developed in accordance with the PUD Order. The instant application seeks to modify the PUD and to expand the project by incorporating Lots 123, 126, and 812 in Square 6159 into the PUD project. The applicant also seeks to relocate the Community Center building to the newly added lots and develop 11 additional three-story townhouse units on the original site of the Community Center. The public alley which currently separate the original PUD site from the newly incorporated lots would be closed.

Upon completion, the project would have a floor area ratio (FAR) .68, with the height of structures ranging from 30 feet to 34 feet, a lot occupancy of 22 percent and provide 217 parking spaces.

It is hereby ORDERED that Zoning Commission Case No. 98-20M/97-3C be scheduled for a public hearing.

  
SHERI PRUITT- WILLIAMS  
INTERIM DIRECTOR  
OFFICE OF ZONING